

## MINUTES

### RANDOLPH COUNTY PLANNING BOARD

July 11, 2000

There was a meeting held at 6:30 p.m., on Tuesday, July 11, 2000, of the Randolph County Planning Board in the Commissioners' Meeting Room, Randolph County Office Building, 725 McDowell Road, Asheboro, North Carolina.

1. **Chairman Maxton McDowell** called the Planning Board Meeting to Order at 6:30 p.m.
2. **Hal Johnson**, Planning Director, called roll of the members: Maxton McDowell, Chairman, present; Bill Dorsett, Vice Chairman, present; Lynden Craven, present; Al Morton, present; Tommy Boyd, present; Phil Ridge, present; Larry Brown, present; and **Mark Brower, Alternate, absent**.
3. **Brown** made the motion, seconded by **Craven**, to **approve** the Minutes of the June 6, 2000 Planning Board Meeting. The motion passed unanimously.
4. **Hal Johnson** announced that the ***Triad Land & Timber Request*** (to develop a subdivision for site built homes) for property rezoning at the corner of Mamie May Road and Mack Lineberry Road in Providence Township has been **withdrawn**.
5. **Requests for Property Rezoning:**
  - A. **LEE ROBERTS**, Asheboro, North Carolina, is requesting that 49.40 acres located on Hwy 49 South (1 mile past Oak Hollow Drive), Cedar Grove Township, be rezoned from Residential Agricultural to Residential Exclusive/Conditional Use. Zoning Map #7629. The Conditional Use Permit would specifically allow a 6 lot residential subdivision for site built homes only. Property Owners - Thomas Halbert Lowe & Others.

Roberts was present at this meeting and explained his intentions for this development. Roberts said that this would be only for site built homes with a minimum of 1600 to 1800 sq. ft. of heated space and 300 to 400 sq. ft. of unheated space. Roberts said that NCDOT has approved this number of lots without a turn lane being required. Roberts said that this private road would have a 12 ft. paved surface with all other DOT standards maintained. Roberts explained that they now own the property and have had some soil testing done. Roberts said that each of these lots have been approved by a private soil scientist. Roberts explained that he would use at least the standard conditions as the adjoining subdivision. Roberts said he would be willing to add the condition that the homes be a minimum of 1600 sq. ft.

There was no one present in opposition to this request.

Johnson said that this subdivision is consistent with the community.

Brown made the motion to recommend to the Commissioners that this request be approved with the condition that the homes be a minimum house size of 1600 sq. ft. of heated space and the road be paved as discussed by the developer. Morton seconded the motion and the motion passed unanimously.
  - B. **MARY GRIFFIN**, Climax, North Carolina, is requesting that 30.92 acres located on Soapstone Mountain Road, Columbia Township, be rezoned from Residential Agricultural to Residential Restricted/Conditional Use. Zoning Map #8725. Sandy Creek Watershed. The Conditional Use Permit would specifically allow a 9 lot residential subdivision to be developed for double-wide

mobile homes, modular homes, or site built homes. Property Owners - Harry & Mary Griffin, Richard & Chandra McDowell, & Tonya Kivett.

Harry Griffin was present and explained their intentions. Griffin said that this is actually 3 ten acre tracts that the Planning Department asked to be combined and rezoned. Griffin said that the middle 10 acre tract has not been developed. Griffin provided a plat (Mary Griffin Property) of the first 10 acre tract approved by the Planning Department on December 28, 1999 and a zoning compliance permit. Griffin provided the Board with restrictions they are proposing for the entire 30 acres. Griffin also provided a copy of the plat with the other 10 acre tracts. Griffin also provided zoning permits on the three lots of the Tonya Kivett Plat.

**Johnson** asked Griffin about the entire parcel. **Griffin** said that the tract of 39+ acres was owned by Helen Kivett and then deeded to Tonya Kivett (10 acres) for 3 lots, then 10 acres to Mary Griffin to be divided into 3 lots, then 10 acres to the McDowell's for 3 lots, and finally one ten acre tract. **Griffin** said that he understood that the County regulations permitted this type of division. **Johnson** said that actually this is taking a base tract and dividing this into 9 lots. Johnson said that this is his opinion that this would be considered a major subdivision (taking a base tract and dividing it into 9 lots). **Griffin** said he came into the office and was explained this by Jill Wood and he didn't have a problem in asking for the property to be rezoned.

**Johnson** asked Griffin if he has checked with the DOT to see if they would issue driveway permits in a curve like this and **Griffin** said no he had not. Griffin said that the average lot size is 3.436 acres and the average road frontage he was not sure of.

**McDowell** asked if Tonya Kivett is any relation and **Griffin** said no but she is the daughter of the past owner of the property and granddaughter of the property owner before that, Fletcher Pugh.

**Craven** said he felt the average lot size that was being explained is misleading because the lot sizes vary so much.

**Brown** asked if he plans to sell these lots and **Griffin** said that he will sell the lots he owns.

**Leslie Thompson**, 2050 Soapstone Mountain Road, expressed her concern for Sandy Creek Watershed and discussed this as a Water Quality Critical Area and talked about all the development that has occurred in this area. Thompson talked about the concerns of the abandoned landfill and said they have been told by the County Health Department that their drinking water is safe but no results have been provided to the property owners of any testing. Thompson discussed the fact that the people purchasing lots in their community are not being told that this landfill exists. Thompson said that Griffin tried to sneak this development in by not obtaining appropriate approvals from the County. Thompson said that all these new changes and developments are not helping to protect their watershed.

**Ted Falk**, 2151 Soapstone Mountain Road, discussed their concerns of safety on their road. Falk said that this would be adding 9 driveways between to very close blind curves. Falk discussed the traffic on their road and said to add these driveways would only add to the danger on this road. Falk said that the property owners cut the grass on this property today but they only do this around 3 or 4 times a year. Falk said this adds to the site distance problems on this road. Falk said that this is their community and they realize that the property will be developed but they felt it should be developed in a way to be more compatible to their community.

**Emese Vastagh**, 1707 Land Estates Drive, said that the last 4 requests for developments in this area and they have obtained signatures on petitions in opposition to large developments that have been proposed in this area. Vastagh said that this is dangerous area for cars to enter, they are opposed to additional private roads, and the mobile home developments. Vastagh said that when

they fault this last year they realized that this would not be the last of it. Vastagh said that this is a beautiful area and the realize development is coming but they would like to see it be a minimum of 5 acre lot sizes with permanent houses.

**Judith Pond**, Whites Chapel Road, said that they have had restrictions since 1974 and J Land Estates also have restrictions. Pond said that they have been meeting regularly to try to establish restrictions on the entire road. Pond said that they are working on this but it is difficult and would like the Board to consider this. Pond said that they would like to see the same type of restrictions as those in Creek Ridge and J. Land Estates with a minimum of 5 acre lot sizes. Pond said they are concerned for their water supply and the amount of traffic development brings. Pond reminded the Board of the types of developments that have been approved in this area by this Board. Pond said that they don't like coming here any more than the Board likes to see them come but they ask for the Board to take these concerns into consideration when make their decision.

**There were 18 citizens present in opposition to this request.**

**Dorsett** expressed concern for the traffic safety, the size of the lots, and the housing type being proposed. Dorsett said this should be requested for RE at a minimum.

**Morton** and **Brown** agreed. **Dorsett** made the motion, seconded by **Craven**, to recommend to the Commissioners that this request be **denied**. The motion passed unanimously.

- C. **JIMMY HODGE**, Sophia, North Carolina, is requesting that approximately 21 acres (out of 47.41 acres) located on Hwy 311 (3/10 mile north of Loflin Dairy Road), New Market Township, be rezoned from Highway Commercial to Residential Agricultural/Conditional Use. Zoning Map #7736. Randleman Lake Watershed. The Conditional Use Permit would specifically allow the development of a travel trailer park with 217 lots.

Hodge was present and explained his plans to develop a campground. Hodge said that originally they didn't know how many spaces they wanted and the plan that has been provided to this Board is the maximum number they could get on the property. Hodge provided the Board with an aerial photo of the property. Hodge discussed a large (40' to 100') buffer area between the camper spaces and the adjoining properties. Hodge said that they have had the Health Department out to approve the soils.

**Johnson** asked Hodge if this would be temporary sites and Hodge said yes, the campers would be their for a few to 10 days at the longest. **Johnson** asked what would draw people to this area and Hodge answered the Zoo, the furniture market, and possible RV rallies put on by manufacturers of RV's. Hodge said he didn't believe that 217 sites would be feasible because he plans for 30 ft. of green space between each camper site and also large buffers along property lines. **Johnson** asked who would manage the campground and Hodge answered that he has an employee along with himself that would manage the facility. **Johnson** asked if the roads proposed would be graveled or pave and Hodge answered graveled. **Dorsett** asked for an accurate site plan of what he would like to develop (Hodge said that the site plan being presented was not accurate). **Dorsett** asked if this would be a full service campground - Hodge answered yes. **Dorsett** asked what type of water supply - Hodge said one well. **Dorsett** asked about the business on the property - Hodge answered that it is camp sales (no manufacturing). **Hodge** presented proposed regulations for the campground that would allow for families to enjoy. **Ridge** asked if the entire facility was going to be fenced - Hodge answered that there will be a 6' fence with razor wire around the entire facility. **Ridge** asked about the security and Hodge answered that the facility would be locked during night time hours and a security officer on the grounds 24 hours each day. **McDowell** asked Hodge how many lots he is requesting - Hodge said he didn't know for sure but he will place how many can be put on the property.

**Clifford Loflin**, 2410 Loflin Dairy Road, said that he runs the dairy at his home and expressed concern for the effect this would have on his farm. Loflin said that he didn't need kids nor adults to come over on his farm. Loflin said he also didn't need trash or other things getting into the creek.

**Byron Farlow**, 7207 U.S. Hwy 311, said that one thing that is not clear in his mind is we have been here all this time talking about a campground. Farlow said that the letter he got said a travel-trailer park of 217 lots. Farlow said he thought this would be a trailer park not a campground. Farlow said that when Hodge purchased the property he talked to him about this. Farlow said that Hodge told him it would be Hodge Motor Company that sells auto parts. Farlow said but now this is RV sales. Farlow discussed times that they or friends of theirs have been rear-ended here due to the large amount of traffic on this road.

**Johnson** said he is uncomfortable with the site plan that has been presented since Hodge says it will not be as intense as the plan is reflecting. **Morton** agreed. **Dorsett** said that he has camped for some time and if this was developed for a campground he would need some turning lanes for access when the park is full. Dorsett said that if the facility was completely fenced it wouldn't infringe upon the neighboring properties. Dorsett said he felt this was feasible but a little premature because there is not an appropriate site plan provided.

**Ridge** said he agrees with Dorsett but he does have some concerns for the dairy farm (should have a buffer) and he would like to see more detailed planning. **Ridge** expressed concern for the density being proposed and a major concern for the neighborhood would be that there was no longer term stays. **Dorsett** said there should also be no commercial activities allowed with the facility.

**Dorsett** said he did feel there was a need for this in this area and he didn't feel there was a more appropriate area. **Morton** said that as long as Hodge goes by the regulations he has proposed he should be okay.

**Dorsett** made the motion to delay a decision on this request with an appropriate site plan with the fencing, buffers, camper space number, number of septic systems, location of well, bathhouse facility, etc.

**Hodge** said he didn't know how he could be any plainer than this plan.

**Craven** seconded this motion, and the motion passed unanimously.

- D. **MCDOWELL TIMBER COMPANY**, Asheboro, North Carolina, is requesting that 164.32 acres located on Jackson Creek Road (just beyond the Uwharrie River), Concord Township, be rezoned from Residential Agricultural to Residential Exclusive/Conditional Use. Zoning Map#7710. The Conditional Use Permit would specifically allow the applicant to develop a residential subdivision of 28 lots for site built homes with a minimum house size of 1800 sq. ft.

**McDowell** was present and told the Board that DOT is planning to build a new bridge here and they will be taking some of the land for this construction. McDowell said that this will straighten some of this curve out that has been a concern of the community. McDowell said that he has met with DOT several times about the proposed development and he would only construct an entrance where DOT would want it placed. McDowell said that they may lose the first lot due to construction of this new bridge. McDowell said that they placed the proposed road where DOT asked them to place it. McDowell said that he has had private soil scientist to come out and the lots have all been approved for septic tanks and construction because of the flood zone that is on the property. McDowell said that all of these concerns have been addressed. McDowell said that they would not allow any construction within the Class A flood zone. McDowell said that the adjoining parcel has been approved by this Board of a major site built home subdivision and he plans to place comparable restrictions on this property. **Craven** expressed concern of the lot that will have to access to Jackson Creek Road. **McDowell** said that this lot has an existing driveway on this lot and

all the other lots will access to the new roads. McDowell said that they have done a lot of work to protect all environmental concerns of the property. McDowell said that he may not even build the short road on the site plan because they may develop larger lots. McDowell said that he has met with the Planning Staff and have been advised to ask for the maximum number of lots that we would possibly be developed. **McDowell** said that he still has some people looking to possibly buy the whole tract but because it takes so long to get a development through the zoning process he decided to go ahead and ask for the development. McDowell presented the Board with a copy of the soil report he received from his soil scientist.

**Roger King**, 5225 Jackson Creek Road, said he lives 200 ft. north of this property. King said that he has serious concerns about this proposal. King said that a development of this density is not compatible to the community at an average lot size of 5+ acres. King questioned the location of the flood zone on the map. King said that the 6 closest residences to this parcel range in tract size from 10 to 30 acres each. King said that they feel large lots sizes would be more in keeping with their community. King discussed the density problem with the housing being concentrated in one area of the property. King talked about the traffic flow problems that the schools have created and the additional problem this road would create. King said that road will only have a very few hundred feet of visibility. King estimates that approximately 57 vehicles would use this new road. King discussed the over-crowding problems of the school system and said this would only over burden the current capacity problems. King talked about the Fire Department and if it would be able to handle the additional development. King also talked about how this concentrated development would effect the community's water supply. King talked about the impact this development would have on the wildlife in this area. King reminded the Board of a partner of McDowell Timber Company that expressed his concerns of another development being proposed in this area (in 1998) with the same concerns the community has of this development. King asked how the financing would be done for these lots. King asked the Board to deny this request but said if this development should be approved they would like to see the same restrictions as those on River Bluff Estates adjoining with 2500 sq. ft. house sizes and larger lot sizes.

**There were 21 citizens present in opposition to this request.**

King presented the information he received from DOT.

**Maxton McDowell** asked Ken if he plans to buffer any of the property on the west side of the property. Ken McDowell said he hasn't thought about that but he was told from DOT that they would be working/changing the road from the proposed entrance to the bridge. **Maxton** asked McDowell if he would consider changing his restrictions to be like River Bluff - Ken said that he spoke with the other developers and they all felt this size housing was needed in this area. Ken said that there are no houses 1800 sq. ft. or larger existing from this property to the church or if there are there aren't many. Ken said he felt this would be a compatible size home.

**Dorsett** said he was wondering about the amount of land on lots 11 and 12 are out of the flood zone - Ken said it is over 40,000 sq. ft. outside the flood zone.

**Maxton McDowell** commended Ken for 1800 sq. ft. site built homes but he felt the 28 lots were too many. McDowell said he took the plan and drew out what he felt would be possible and he came up with only 19 lots. McDowell said he would really love to see Ken redraw this plan and he felt this should be at least 5 acres or more lot sizes, not just an average 5 acre lot size. McDowell said your surveyor, Jerry King, knows I like 5 acre lot sizes. McDowell said that he felt 1800 sq. ft. homes would be a nice size home and only 1 road is good also, but he felt the number of lots should be reduced. McDowell said this is one of the oldest farms in this area (back into the 1700's) and the community would like to see this remain as one tract but he didn't feel the whole request should be denied. McDowell said this housing type would be an upscale development but he did feel a maximum number of 19 lots should be required with a minimum lot size of 5 acres.

**Dorsett** asked Ken McDowell about how the road was located on the property and Ken explained that it was determined by DOT's engineers.

**Craven** said that he agreed with Maxton but talking about the farm issue, the farms are being split up because you can't make money like you used to in the family farm.

**Brown** said he didn't have a problem with 28 lots if there was a minimum lot size of 5 acres.

**Ridge** said he had a problem with pushing the lot sizes to a minimum of 5 acres because this causes a problem with building a state road. **Boyd** said if 5 is too much what about a minimum lot size of 3 acres. Boyd said this would still be a large tract size.

Johnson said that the Planning Board could offer suggestions to the applicant for Conditions that would make the proposed development more appropriate. Those conditions recommended by the Planning Board are then considered by the County Commissioners who make the final decision on a Conditional Use Zoning. If the applicant agrees to the Conditions the zoning application is then approved or denied by the County Commissioners.

**Morton** said that the smallest lot size would be 1.8 if the side street is not developed (Morton didn't see a real problem with this).

**Maxton McDowell** said he felt there were several lots that are too small. **Dorsett** said he felt the Board was trying to redesign the proposal and he felt the plan should be denied because there are too many small size lots.

**Dorsett** made the motion to recommend to the Commissioners that this request be denied because of too many small size lots. **Craven** seconded the motion.

**Dorsett** said that he wished he could approve this request. The motion passed unanimously.

- E. **KEN MCDOWELL**, Asheboro, North Carolina, is requesting that 69.81 acres located off Hwy 42 South (off Haywood Drive on Linnie Court), Grant Township, be rezoned from Residential Agricultural to Residential Exclusive/Conditional Use. Zoning Map #7689. The Conditional Use Permit would specifically allow a 29 lot expansion to Hayfield Acres Subdivision for site built homes and off-frame modular homes only.

Ken was present and explained that this would be an extension to the existing Hayfield Acres Subdivision. McDowell said the deed restrictions would be the same. Johnson asked Ken if he plans to allow off-frame modular homes and Ken said that he didn't plan to unless he had trouble selling the lots that adjoin Mr. Kivett's mobile home park (he would then allow the off-frame modular homes on those lots).

Ken discussed the determination of locating the road and said that DOT wants the new road to access to the roads they built in Hayfield Acres and they don't want another road to be constructed on Hwy 42.

Ken showed the Board his soil report that was provided by his private soil scientist that showed each lot would have a perkable site. Ken said that the average lot sizes would be 2+ acres and when they started Hayfield Acres the adjoining property owners wanted to see 1 acre average lot sizes.

**Craven** said that the 3 proposed lots (40-42) adjoining Hwy 42 should not be allowed to access Hwy 42 (only access should be the new road).

Ken said that he is working with a log home builder to have them possibly build log homes on the 3 or 4 larger lots.

**Karen Coble Auman**, Hwy 42 South, said she was opposed for the character and density issues (not in character with existing community) and described the tract sizes in the community. Auman said that this residential sprawl is compatible to the farming community. Auman said she is glad the highest residential uses is being requested, that you wouldn't want to see mobile homes in this area. Auman spoke about the volunteer fire services in this area and the trouble this added development may cause. Auman discussed the underground water issues and problems with well output. Auman talked about Guilford County installing monitoring wells and felt this should be done in this area by Randolph County. Auman discussed the increase traffic on the road and the problems that would increase with this development. Auman said that fatal accidents are not uncommon on this highway. Auman discussed loss of natural habitats and green corridors in Randolph County. Auman said that she realized this is a difficult decision but she felt this should be well thought out and planned before developed. Auman discussed the problems the school system has with over-crowding and long bus routes. Auman asked for strong environmental protections to be put in place in this area and require replenishing of trees that have been harvested, etc.

**Pamela Johnson**, 2698 Hayfield Acres Drive, said that they as a neighborhood are opposed to this expansion. Johnson said that it will double their subdivision and they purchased here because it was a small development. Johnson talked about the increase in traffic along the roads with the existing Hayfield Acres. Johnson said that they also met with Wayne Horton, NCDOT, and said that he eyeballed the site and felt this would be the safest and best location for the road. Johnson said they have a real concern with their road being this issue. Johnson said that their covenants would not allow anything but site built homes and off-frame modular home would not be allowed but McDowell says that he may allow this in the expansion. Johnson said that they are concern with those modulars effecting their home investments. Johnson said that they would like to see the expansion a completely separate subdivision to lessen the impact this development would have on the existing Hayfield Acres. Johnson asked the Board to rule in the favor that this request be denied as it currently is proposed. Johnson asked that their covenants be made a part of the record (Map 2 Hayfield Acres) and a petition of opposition (87 signatures).

**Wayne Cox**, 2442 Linnie Court, expressed concern of all the additional traffic that would be coming onto their road. Cox said that he was told by the developer that if the County required them to create a new access on Hwy 42 that DOT would grant him this access. Cox said that they feel that a 2<sup>nd</sup> access should be required.

**Terry Rhamy**, 3401 N.C. Hwy 42, said that he was here before Hayfield Acres and they didn't want 1 acre lots, they wanted 5 acre tracts but this is what they were given. Rhamy said that his home was sold to him by McDowell without being told that he planned to develop a major subdivision around it. Rhamy said that he has no complaints with his neighbors but he didn't want this development to begin with and no he is going to double the development.

**Brian Trotter**, 2693 Hayfield Drive, said that log homes are very pricey and the modular homes being proposed are not. Trotter said that his home is 1384 sq. ft. of heated space (total is over 1600 sq. ft.) and it is the smallest in Hayfield Acres. Trotter talked about the traffic problems on Hwy 42.

**Leigh Briant**, Linnie Court, said that she too would like to see this be a separate subdivision to the existing Hayfield Acres. Briant said she chose this development because of its size. Briant said that she is mostly concerned with the road and said that this road would be around 15 ft. from here house (not the property line). Briant expressed concern about the trash that could be thrown out and the lights that will shine into her home. Briant said she was told by her builder and realtor that the road would only be an access to a pasture not to a development. Briant discussed that modular homes will lower their property values. Briant talked about the number of cars that would increase on these roads. Briant talked about her concern of animal control and their well water. Briant said she would like to see the access come from Hwy 42 and not Linnie Court.

One Lady said that they chose the small lot sizes as opposed to a mobile home park or a hog parlor.

**McDowell** said that he has never proposed a mobile home park on this property.

**Morton** asked McDowell if he would build a new road onto Hwy 42 instead of Linnie Court. McDowell said he would but he would not tie the 2 roads together. McDowell said that this would also have to be completely redesigned because of the perkability of the land.

**Craven** and **Boyd** said that they felt the off-frame modular homes should not be allowed in the development. Boyd said he felt the covenants should either meet or exceed the existing covenants in Hayfield Acres.

**Dorsett** expressed concern for the proposed access being only 15 feet from the existing house.

**Craven** made the motion to recommend to the Commissioners that this request be **denied** as it is currently proposed. Craven said the following conditions must be met before recommending approval:

1. Deed Restrictions comparable to those existing in Hayfield Acres
2. Redesign development to allow Hwy 42 access (instead of Linnie Court)
3. And not all new road connection to Linnie Court

**Morton** seconded this motion and the motion was approved unanimously.

6. **Swearing in of the Witnesses:**

Do you swear or affirm that the information you are about to give is the truth, the whole truth, and nothing but the truth, so help you, God?

2 people took this Oath.

7. **Special Use Permit Requests:**

1. **KENT DAVIS**, Franklinville, North Carolina, is request a Special Use Permit for a Planned Unit Development (his residence, his son's mobile home, and 2 rental mobile homes) at his residence located on 7.70 acres, at 3223 Walker Store Road, Franklinville Township, Zoning Map #7794, Zoning District RA.

Davis was present and explained his intention to put 1 additional residence on the property for rental use. Davis said that this is all he wants to add now. **Dorsett** asked Davis if he plans to add any later - Davis answered no.

There was no one present in opposition to the request.



**Dorsett** said that if this was approved he wanted to see that there be a restriction placed on the property that would only allow this 1 and no more.

**Brown** made the motion to **approve** this request with the condition that this be the limit (no more residences allowed). **Craven** seconded this motion and the motion passed unanimously.

2. **JERRY MCDOWELL**, Asheboro, North Carolina, is requesting a Special Use Permit for a Planned Unit Development for 3 rental mobile home located on 3.75 acres off Hinshaw Town Road on Clayton Thomas Road, Jerry T. McDowell Subdivision lots 1-3, Grant Township, Zoning Map #7699, Zoning District RA.

McDowell explained that he currently rents the 2 mobile homes that adjoin this property.

**Dorsett** said that there is nothing but mobile homes in this area.

McDowell said that he developed the property to sell for individual lots but now it is rented. McDowell said he didn't want to loose the option to sell the lots as individual lots, therefore he didn't want it to become a park.

There was no one present in opposition to this request.

**Craven** made the motion, seconded by **Boyd**, to **approve** this request for a Special Use Permit. The motion passed unanimously.

8. The meeting adjourned at 10:17 p.m. There were 92 people present for this meeting.

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**NORTH CAROLINA  
RANDOLPH COUNTY**

Hal Johnson  
Planning Director

July 12, 2000  
Date

Jill Wood  
Clerk/Secretary